

Note: Report includes internal fields.

Residential Single Family 58 Joanne Drive Listed: 6/17/2026 \$725,000
5095187 Hooksett NH 03106 Closed:
Active Unit/Lot # DOM: 0



County NH-Merrimack
VillDstLoc
Year Built 1989
Architectural Style Ranch
Color Beige
Total Stories 1
Taxes TBD No
Tax Annual Amount \$12,937.00
Tax Year 2025
Tax Year Notes

Rooms Total 8
Bedrooms Total 3
Bathrooms Total 4
Bathrooms Full 2
Bathrooms Three Quarter 1
Bathrooms Half 1
Bathrooms One Quarter 0
Above Grade Finished Area 2,160
Below Grade Finished Area 1,200
Total Finished Area 3,360
List \$/SqFt Fin Total \$215.77
Total Area 4,896
Lot Size Acres 2.83
Lot Size Square Feet 123,275
Footprint Irregular

Activation Date

Directions Route 101 to Bypass 28/Londonderry Turnpike, right on Joanne Drive, last house on the left before you get to Auburn Road.



Public Remarks Welcome to single-level living, with plenty of space for growing or guests! This ranch-style home was custom built by Darryl Gould and offers both privacy and a sense of belonging. The house is set on nearly 3 acres in a desirable Hooksett neighborhood, but it sits well back from the street and has some natural screening, so you can interact with neighbors...or not! And inside the home, the primary bedroom suite--with two large walk-in closets and slider to the backyard--is tucked in a corner of the house, so you can interact with family and guests...or not! The builder did not skimp on cabinets, so there's plenty of space for dishes, glasses, and gadgets, not to mention a pantry cabinet with pull-out door shelves for staples and snacks! The grand living room, with its vaulted ceiling and large windows, will be your tranquil escape, and the formal dining room can serve the alternate role as a fine home office with a view out front, although there's another smaller office with a view out back if you prefer, next to the two additional bedrooms and shared full bath on the north side of the house. And yes, you get an attached 2-car garage with finished interior walls, wall heater, and floor drain, but there's also an enormous 23' x 23' heated garage with power at the rear of the lot--you can set up your dream workshop there, or park your RVs or boats. Another great feature is the finished walk-out basement with daylight windows and 3/4 bath, which may offer potential for an ADU (buyer must do their own due diligence), or finish out a party/game room down there and still have a ton of space left over for storage. The home also features 2 hot water storage tanks, two oil tanks, generator hook-up, radon mitigation, central vac, etc. You may want to make some cosmetic updates, but you'll rarely find such great bones, great features, and potential! Don't wait to see this one. OPEN HOUSES: Sat. 6/20, 10-12pm. Sun. 6/21, 2-4pm.

STRUCTURE

Construction Status Existing Estimated Completion Date List \$/SqFt Fin ABV Grade \$335.65
Construction Materials Stucco Exterior Rehab Needed Above Grade Finished Area Source Assessor
Roof Architectural Shingle Above Grade Unfinished Area Source 576
Foundation Details Concrete Below Grade Finished Area Source Assessor
Below Grade Unfinished Area Source 960
Below Grade Unfinished Area Source Assessor

Basement Yes
Basement Access Type Walkout
Basement Description Climate Controlled, Concrete Floor, Daylight, Full, Partially Finished, Interior Stairs, Storage Space, Walkout
Garage Yes
Garage Capacity 2
Parking Features Auto Open, Heated Garage, Driveway, Parking Spaces 5 - 10, Attached, Detached

Table with 6 columns: ROOMS, DIMENSIONS / LVL, ROOMS, DIMENSIONS / LVL, ROOMS, DIMENSIONS / LVL. Lists rooms like Living Room, Bathroom Half, Primary Bedroom, etc. with their dimensions and levels.

LOT & LOCATION

Development / Subdivision
Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel
School District Hooksett School District
Elementary School Hooksett Memorial School
Middle/Jr School David R. Cawley Middle Sch
High School Pinkerton Academy
Lot Features Level, Open, Wooded, Neighborhood
Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Baseboard, Hot Water
Cooling Other
Water Source Drilled Well, Public
Sewer Leach Field, Private, Septic
Electric 200+ Amp Service, Circuit Breaker(s), Generator Ready
Utilities Cable Available

Internet High Speed Intrnt Avail
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Central Vacuum, Cathedral Ceiling, Ceiling Fan, Primary BR w/ BA, 1st Floor Laundry
Flooring Ceramic Tile, Hardwood
Exterior Features Outbuilding, Covered Porch
Driveway Paved
Parking Features Auto Open, Heated Garage, Driveway, Parking Spaces 5 - 10, Attached, Detached

Appliances Dishwasher, Disposal, Dryer, Microwave, Wall Oven, Refrigerator, Trash Compactor, Washer, Induction Cooktop
Other Equipment CO Detector, Radon Mitigation, Smoke Detector

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldng#
UntPerBldg

Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee
Fee 2
Fee 3

Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Exclusions
Documents Available Deed, Property Disclosure, Septic Design, Tax Map

Flood Zone No
Seasonal No
Easements Yes
Covenants No
Resort
Right of First Refusal

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Surveyed Yes
Surveyed By Eric Mitchell Assoc.

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 3919
Deed Page 1526
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning MDR

Map 36
Block 32
Lot 19
SPAN#
Tax Class
Tax Rate
Current Use
Land Gains
AssmntYr 2025
AssmntAmt \$752,600
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc

PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
VerPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
VerPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
VerPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks House is equipped with central air and irrigation system for front, but neither are currently operational. All measurements including floor plans are approximate; buyers and their agents are encouraged to measure for themselves. Hooksett has updated their zoning ordinance regarding Accessory Dwelling Units; buyers must check with the town to confirm any ADU potential. House is on town water; well is used for irrigation only.

Private Office Remarks

Showing Instructions Combo Lockbox, Owner Occupied, ShowingTime 800-746-9464, Sign on Property, Single Broker Showing

Showing Service ShowingTime

Input of Owner Name I have written permission to submit name

Owner Name Gosselin

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name Keller Williams Realty-Metropolitan

Listing Office - Phone Number Off: 603-232-8282

Listing Office - Phone Number 2

List Agent - Agent Name and Phone Greg Powers - Cell: 603-716-0254

List Agent - Phone Number Cell: 603-716-0254

List Agent - E-mail gregpowers@kw.com

List Team - Team Name

List Team - Phone Number 1

List Team - Team Email 1

Co List Agent - Agent Name and Phone

Co List Agent - Phone Number

Co List Agent - E-mail

Alternate Contact - Agent Name

Alternate Contact - Phone Number

Alternate Contact - E-mail

Buyer Office - Office Name

Buyer Office - Phone Number

Buyer Office - E-mail

Buyer Agent - Agent Name

Buyer Agent - Phone Number

Buyer Agent - E-mail

Buyer Team - Team Name

Buyer Team - Phone Number 1

Co Buyer Office - Office Name and Phone

Co Buyer Agent - Agent Name and Phone

MLS List Date 6/17/2026

Expiration Date 9/15/2026

Active Under Contract Date

Pending Date

Withdrawn Date

Terminated Date

Close Date

Anticipated Closing Date

Marketed in other Property Type No

Other MLS#

Comp Only No

Comp Type

Listing Type Exclusive Right

Listing Service Full Service

Designated/ Apptd. Agency Yes

Short Sale No

Original List Price \$725,000

Concessions

Concessions Amount

Concessions Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

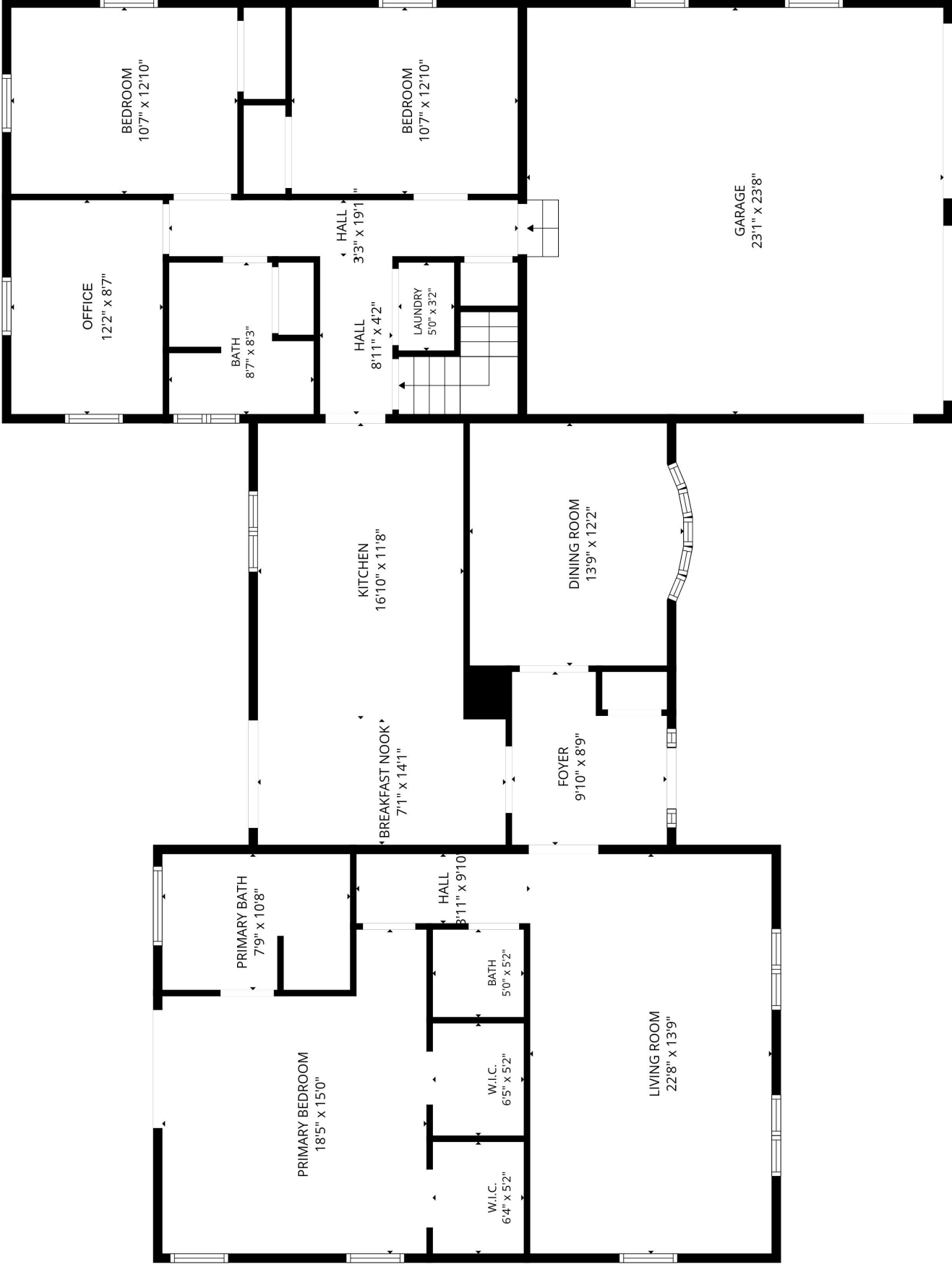
Buyer Financing

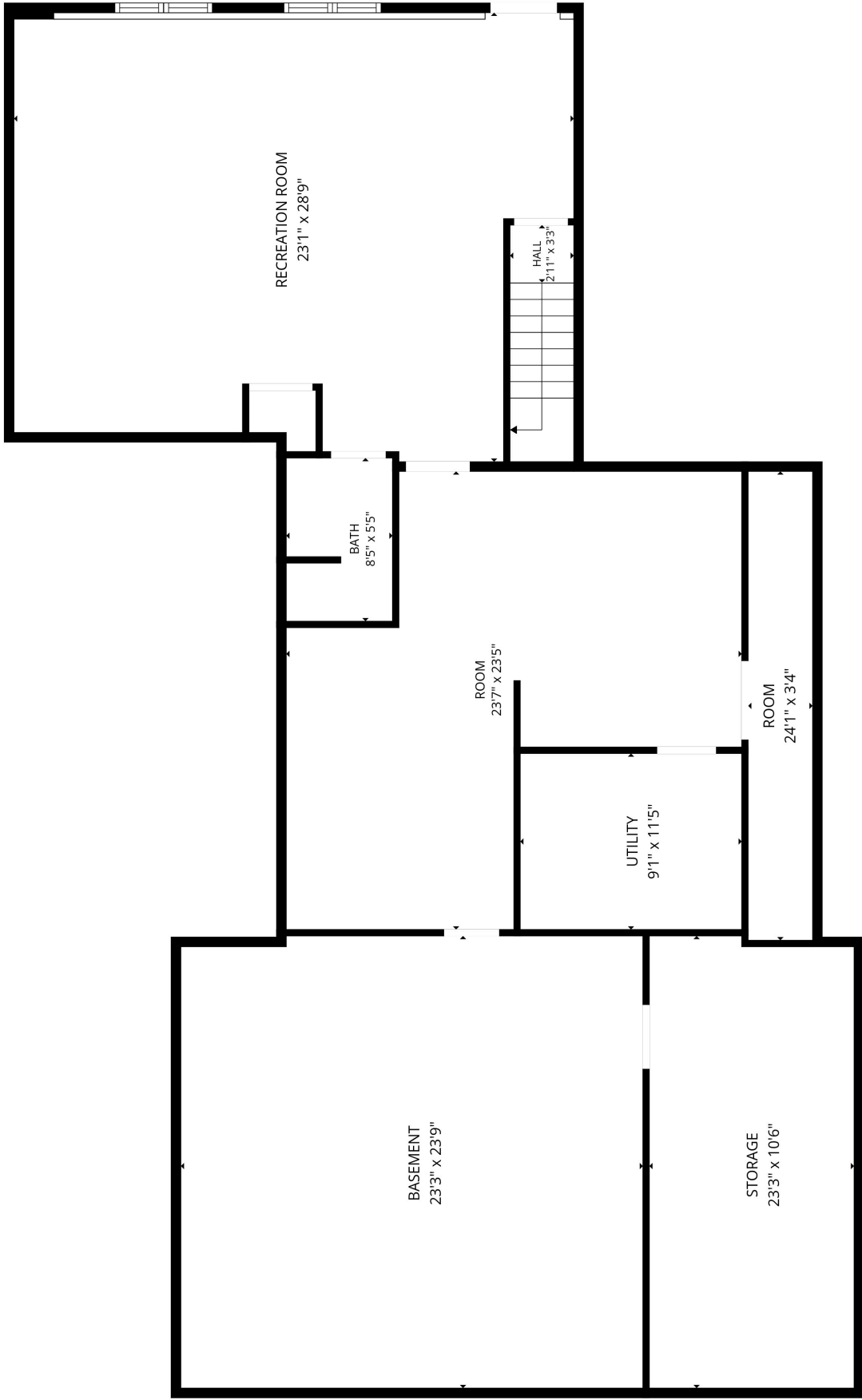
Right of First Refusal

Contingencies

My Info: Greg Powers - Cell: 603-716-0254

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: The Joan V. Gosselin Revocable Trust

2. PROPERTY LOCATION: 58 Joanne Drive, Hooksett NH 03106

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [] Yes [x] No

4. SELLER: [] has [x] has not occupied the property for _____ years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [x] Public [] Private [] Seasonal [] Unknown [] Drilled [] Dug [] Other

b. INSTALLATION: Location: Basement Installed By: _____ Date of Installation: _____ What is the source of your information? _____

c. USE: Number of persons currently using the system: 1 Does system supply water for more than one household? [] Yes [x] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: [] Yes [x] No [] N/A Quantity: [] Yes [x] No Quality: [] Yes [x] No [] Unknown If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? [] Yes [x] No Date of most recent test _____ IF YES to any question, please explain in Comments below or with attachment. Are you aware of any test results reported as unsatisfactory or satisfactory with notations? [] Yes [x] No IF YES, are test results available? [] Yes [] No What steps were taken to remedy the problem? _____ COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [] Yes [] No Community/Shared: [] Yes [] No Private: [x] Yes [] No [] Unknown Septic Design Available: [] Yes [x] No

b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? [] Yes [x] No What steps were taken to remedy the problem? _____

c. IF PRIVATE: TANK: [x] Septic Tank [] Holding Tank [] Cesspool [] Unknown Tank Size _____ Gal. [x] Unknown [] Other Tank Type [] Concrete [] Metal [x] Unknown [] Other Location: Front YARD [] Location Unknown Date of Installation: _____ Date of Last Servicing: _____ Name of Company Servicing Tank: Kent's Have you experienced any malfunctions? [] Yes [x] No Comments: _____

SELLER(S) INITIALS EJF

BUYER(S) INITIALS

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PROPERTY LOCATION: 58 Joanne Drive, Hooksett NH 03106

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: _____ Size: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. **ASBESTOS - Current or previously existing:**
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. **RADON/AIR - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If app _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS BF / _____

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 58 Joanne Drive, Hooksett NH 03106

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? _____

i. Heating System Age: ? Type: FHW Fuel: oil Tank Location: Basement

Owner of Tank: Home Owner

Annual Fuel Consumption: ? Price: ? Gallons: ?

Date system was last serviced and by whom? ?

Secondary Heat Systems: _____

Comments: System may be due for upgrade,

j. Roof Age: ? Type of Roof Covering: shingle

Moisture or leakage: NO

Comments: _____

SELLER(S) INITIALS EST

BUYER(S) INITIALS _____

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k. Foundation/Basement: Full Partial Other: _____ Type: Concrete
Moisture or leakage No
Comments: _____

l. Chimney(s) How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____

m. Plumbing Type: _____ Age: _____
Comments: UNKNOWN

n. Domestic Hot Water: Age: P Type: oil Gallons: 2-40 gal P

o. Electrical System: # of Amps 200 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

r. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____

s. Air Conditioning: Type: P Age: P Date Last Serviced and by whom: _____
Comments: Not used

t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: Comcast

w. Other (e.g. Alarm System, Irrigation System, etc.) ?
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS BF | _____

BUYER(S) INITIALS _____ | _____

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10. **ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

*Air Conditioner - hasn't been used in a few years.
Heating systems - Has been fully functional for
the last year. May be due for service or an
upgrade.*

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

[Signature] 6/15/26
SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS

Return to:
Wadleigh, Starr & Peters, PLLC
Attn: Richard Thorner, Esq.
95 Market Street
Manchester, NH 03101

WARRANTY DEED

T/S: \$0.00 - EXEMPT

JOAN V. GOSSELIN, a widow, having an address of 58 Joanne Drive, Hooksett, Merrimack County, New Hampshire 03106, for consideration paid, grants to JOAN V. GOSSELIN, TRUSTEE of the JOAN V. GOSSELIN REVOCABLE TRUST, a New Hampshire revocable trust created under instrument dated February 12, 2013 and revised through June 21, 2023, having an address of 58 Joanne Drive, Hooksett, Merrimack County, New Hampshire 03106, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, if any, situate in the Town of Hooksett, County of Merrimack, and State of New Hampshire, and shown as Lot 36-32-19 on a plan entitled, "Subdivision Plan, Tax Map 36, Lot 32, East Auburn Road, Hooksett, N. H., Scale 1" = 100', Oct., 1985, Revised Feb., 1986", and recorded in the Merrimack County Registry of Deeds as Plan #9302. Said Lot 36-32-19 being more particularly bounded and described as follows:

Beginning at a point situate on the westerly side of Joanne Drive, so-called, said point being the southeasterly corner of the within described premises; thence running N 76-38-25 W a distance of Five Hundred Eight (508.00) feet, more or less, along Lot 36-32-18 as shown on said plan, to a point; thence turning and running N 12-52-23 E a distance of Two Hundred Twenty Nine and Fifty Hundredths (229.50) feet, more or less, along Lot 36-34, as shown on said plan, to a point; thence turning and running S 65-50-29 E a distance of Five Hundred Seventy Eight and Forty Hundredths (578.40) feet, more or less, along Lot 36-32-1 as shown on said plan, to a point; thence turning and running N 11-15-39 E a distance of Four Hundred Twenty One and Seventy One Hundredths (421.71) feet, more or less, along Lot 36-19, as shown on said plan, to a point on the southerly side of E. Auburn Road, so-called; thence turning and running S 68-43-25 E a distance of Eighty Three and Five Hundredths (83.05) feet, more or less, along said E. Auburn Road, to a point; thence turning and running along a curve to the right with a radius of 25.00 feet a distance of Thirty Nine and Forty Nine Hundredths (39.49) feet, more or less, along said Joanne Drive to a point; thence turning and running S 21-46-25 W a distance of Three Hundred Six and Sixty Hundredths (306.60) feet, more or less, along said Joanne Drive to a point; thence turning and running along a curve to the right with a radius of 308, a distance of One Hundred Thirty and Twenty Eight Hundredths (130.28) feet, more or less, along said Joanne Drive, to a point; thence turning and running S 46-00-00 W a distance of Ninety Six and Twenty Four Hundredths (96.24) feet, more or less, along said Joanne Drive, to the point of beginning.

This lot is conveyed subject to a drainage easement as shown on Plan #9302.

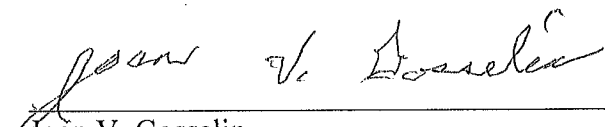
Meaning and intending to describe and convey the same premises conveyed to Richard G. Gosselin and Joan V. Gosselin by Warranty Deed of Daryl R. Gould and Janet Y. Gould dated July 15, 2002, and recorded in the Merrimack County Registry of Deeds at Book 2383, Page 1616-1617. Richard G. Gosselin having deceased on December 21, 2025, see death certificate recorded herewith.

This deed was prepared without the benefit of a title examination.

This transfer is exempt from transfer tax pursuant to RSA 78-B:2(XXI).

Grantor hereby releases all rights of homestead.

Executed this 6th day of February 2026.



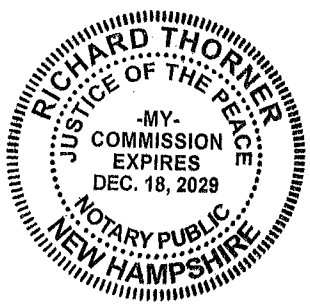
Joan V. Gosselin

STATE OF NEW HAMPSHIRE
HILLSBOROUGH, SS.

On this 6th day of February 2026, personally appeared before me, Joan V. Gosselin, and acknowledged that she executed the within deed for the purposes therein contained and that the same is her voluntary act and deed.



Justice of the Peace/Notary Public
My Commission Expires:



58 JOANNE DRIVE

Location 58 JOANNE DRIVE

Mblu 36/ 32/ 19/ /

Acct# 1680

Owner GOSSELIN REV TRUST, JOAN V.

PBN

Assessment \$752,600

PID 3400

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$578,700	\$173,900	\$752,600

Owner of Record

Owner GOSSELIN REV TRUST, JOAN V.

Sale Price \$0

Co-Owner GOSSELIN TRUSTEE, JOAN V.

Certificate

Address 58 JOANNE DRIVE

Book & Page 3919/1526

HOOKSETT, NH 03106

Sale Date 02/10/2026

Instrument 23

Qualified U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GOSSELIN REV TRUST, JOAN V.	\$0		3919/1526	23	02/10/2026
GOSSELIN, RICHARD G.	\$330,000		2383/1616	00	07/17/2002
GOULD, DARYL R. & JANET Y.	\$60,000		1804/0020	00	08/08/1989
CARON, GABRIEL & CHARLOTTE	\$0		1470/0537	1N	04/05/1984
SARGENT, EARL & LOTTIE	\$0		0/0	1N	01/01/1984

Building Information

Building 1 : Section 1

Year Built: 1989
Living Area: 2,160
Replacement Cost: \$637,001
Building Percent Good: 87

Replacement Cost

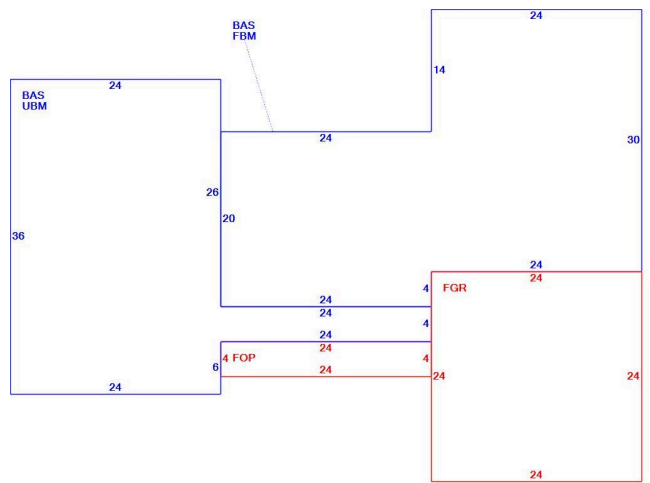
Less Depreciation: \$554,200

Building Photo



(https://images.vgsi.com/photos/HooksettNHPhotos/0023/100_0395_23)

Building Layout



(ParcelSketch.ashx?pid=3400&bid=3534)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,160	2,160
FBM	Basement, Finished	1,200	0
FGR	Garage, Frame	576	0
FOP	Porch, Open, Finished	96	0
UBM	Basement, Unfinished	960	0
		4,992	2,160

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Stucco on Wood
Exterior Wall 2	Masonry Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Location Adj	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone MDR
Neighborhood 60
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.83
Frontage 0
Depth 0
Assessed Value \$173,900

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR2	GARAGE-GOOD			832.00 S.F.	\$23,700	1
PAV3	ASPHLT PARKING SPC			2.00 UNIT	\$700	1
PAV6	DIRT DRIVE			2.00 UNIT	\$100	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$578,700	\$173,900	\$752,600
2024	\$578,700	\$173,900	\$752,600
2023	\$578,700	\$173,900	\$752,600



CURRENT INVOICES

FORECAST BALANCE

HISTORY

GOSSELIN REV TRUST, JOAN V. / 58 JOANNE DRIVE

AccountID-23698

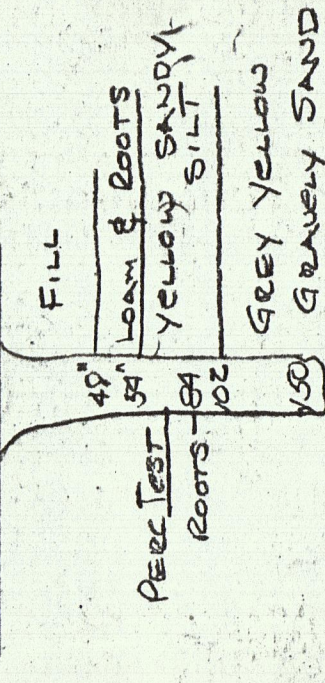
Invoice No	Amount	Balance
 395763 due: 1/12/2026 <i>Tax Bill</i>	6555.00	0.00
 389437 due: 7/9/2025 <i>Tax Bill</i>	6382.00	0.00

SOIL DATA:

U.S. SOIL CONSERVATION SERVICE
 COUNTY: MERIMACK SOIL MAP: 47C
 SOIL CLASSIFICATION: GRC GLOUCESTER
 (Very Stony) Sandy Loam 8-15% Slopes

TEST PIT:

DATE: 10-21-89
 EL. 353.2



No LEADS
 WATER AT 11"0"
 No MOTTLING

PERCOLATION TEST:

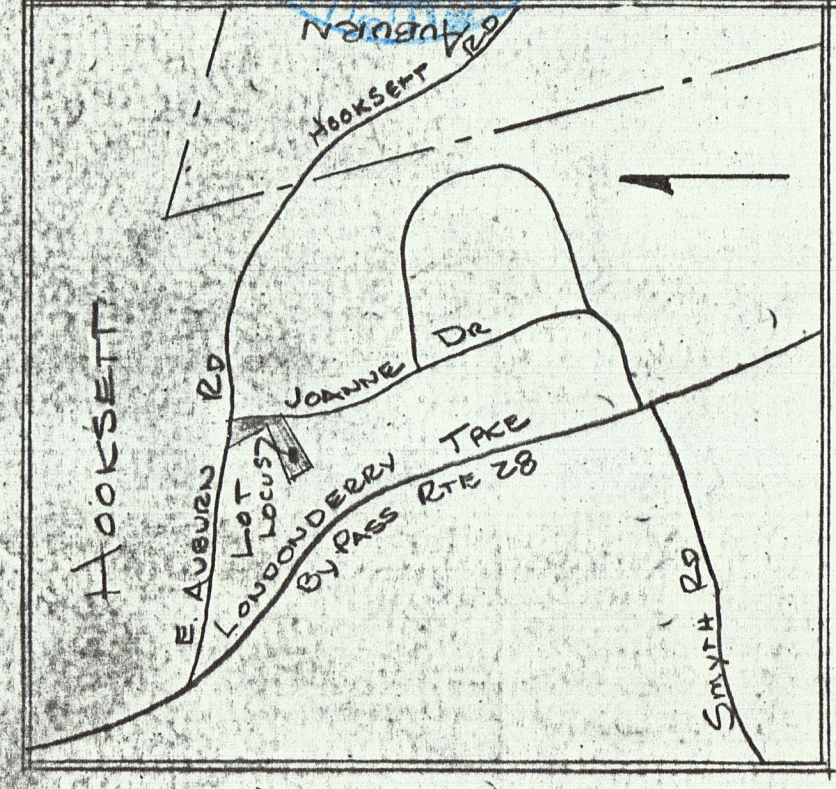
DATE: 10-21-89
 PERCOLATION RATE: 1/2 MIN/INCH

SYSTEM DESIGN:

SYSTEM DESIGN BASED ON RULES, REGULATIONS AND RECOMMENDATIONS OF THE N.H. WATER SUPPLY AND POLLUTION CONTROL COMMISSION IN EFFECT AT PRESENT TIME.

PERCOLATION RATE 1/2 MIN/INCH
 SYSTEM DESIGN BASED ON RATE OF 1/2 MIN/INCH
 3 BEDROOM HOUSE REQUIRES 20000 FT LEACHED LEACHED SHALL BE MINIMUM 30 X 30 = 900 SQ FT
 SEPTIC TANK CAPACITY 1000 GAL.

DISTRIBUTION BOX & OUTLET
 SEPTIC TANK AND DISTRIBUTION BOX SUPPLIER
 SCOTT CONCRETE PRODUCTS BOW, N.H.



SUBSURFACE SEWAGE DISPOSAL SYSTEM
 TO SERVICE
 3 BEDROOM HOUSE

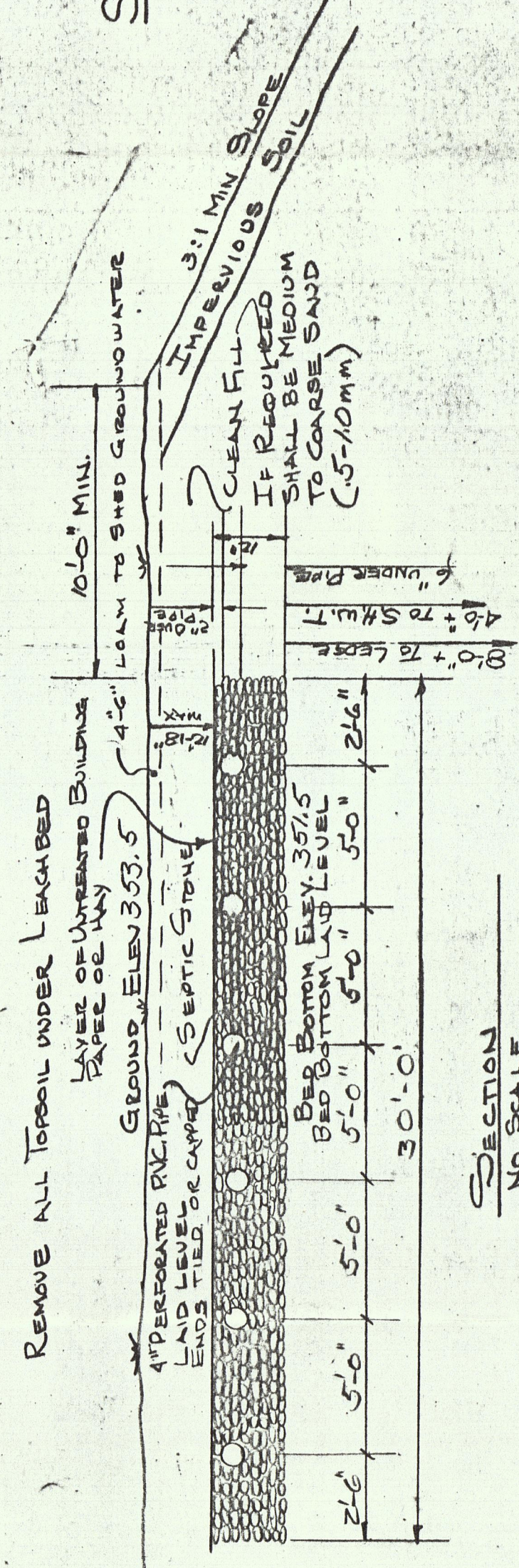
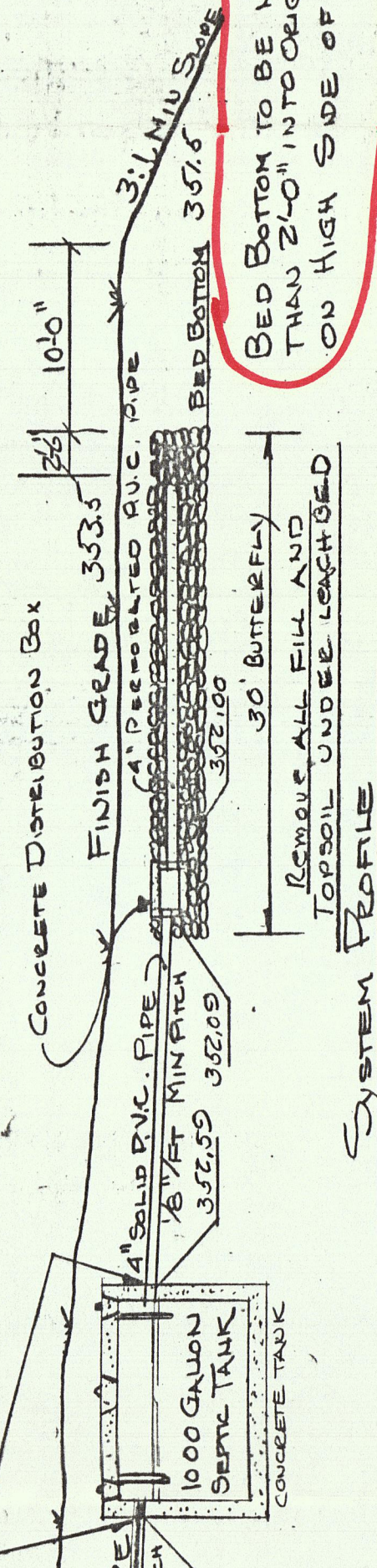
LOT No: 32-19 Tax Map 36
 SUBDIVISION: SMITH WOODS
 SUBDIVISION APPROVAL No: 21471-A
 TOWN: HOOKSETT V.H.

OWNER: DAVID & JANET GOULD
 5 BENTON RD
 HOOKSETT N.H. 03106
 668-6250
 ENGINEER: RICHARD W. CURALL P.E.
 6 HURVEST DR
 HOOKSETT N.H. 03104
 625-8089

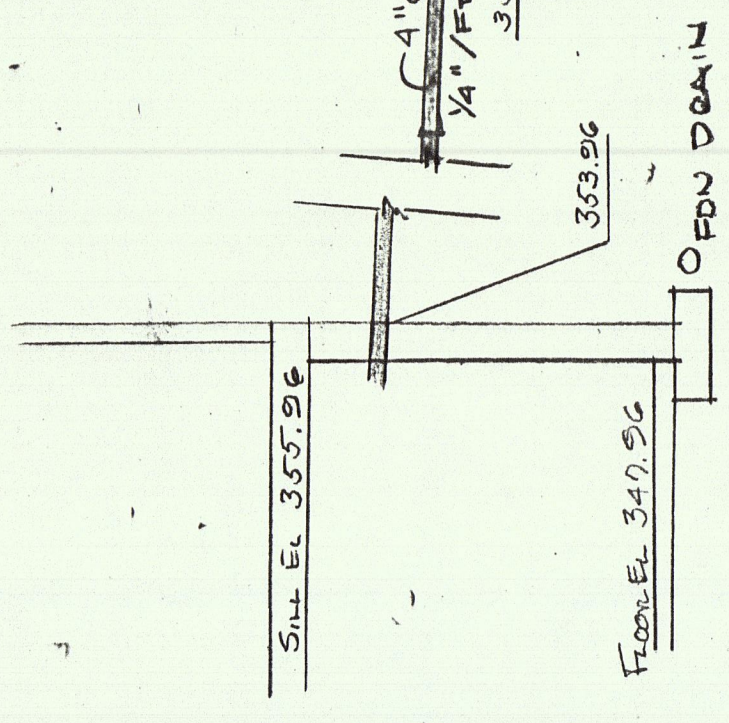
DATE 12-1-89
STATE

BED BOTTOM TO BE NO LOWER THAN 2'-0" INTO ORIGINAL GROUND ON HIGH SIDE OF SYSTEM

NOTE: EXTREME CARE SHOULD BE TAKEN TO INSURE THAT BED BOTTOM IS PREPARED ON ORIGINAL GROUND OR SAND FILL. DO NOT SHEAR BED BOTTOM DURING GRADING. BED BOTTOM SHALL BE RAKED WITH TOOTH RAKE BEFORE STONE IS PLACED.
 Do NOT TAMP OR COMPACT BED BOTTOM FILL



SEPTIC STONE SHALL BE CLEAN WASHED QUIRRELY SIZED CRUSHED STONE, WASHED ROCK OR SIMILAR AGGREGATE, FREE FROM IRON, CLAY, OR FINES. STONE SHALL BE ONE SIZE 3/4" TO 2 1/2"



NOTE: SHOULD SYSTEM REINFORCEMENT EVER BE NECESSARY, SYSTEM SHOULD BE REBUILT IN AREA OCCUPIED BY ORIGINAL SYSTEM MAINTAINING REQUIRED OFFSET FROM WATER LINE.



LOT PLAN
 SCALE 1" = 20'